



*CITY OF JUNCTION CITY
PLANNING & BUILDING DEPARTMENT*

**DEVELOPMENT REVIEW APPLICATION PACKET
TYPE I LAND USE**

- Submit your completed application packet with documentation to the Planning & Building Department at 1171 Elm Street
- Payment of the base fee is due at the time an application is submitted.
- If you have questions, contact the Planning Technician, Tere Andrews at 541-998-3125 or jcplanning@ci.junction-city.or.us

Permit
Staff Contact: ~~Planning Technician, Tere Andrews~~ *Dawn Northey*
Planning/Building Department ■ 1171 Elm Street/PO Box 250 Junction City OR 97448
Ph 541-998-3125 ■ Fax 541-998-2773 ■ jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov



**CITY OF JUNCTION CITY
PLANNING & BUILDING DEPARTMENT
TYPE I LAND USE APPLICATION**

1171 Elm Street/PO Box 250 Junction City OR 97448 Ph 541-998-3125 ■ Fax 541-998-2773 ■

jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov

The base fee is due at the time an application is submitted. See Table below for fees. Additional fees may apply.

Type I applications are reviewed by City staff with the exception of Subdivision Final Plats (Planning Commission). An applicant may appeal a decision under Junction City Municipal Code (JCMC) 17.150.120. A Type I review takes approximately 30 days once the application is determined to include sufficient information to conduct the review.

Note: Review may reveal additional requirements. Concurrent review of other applications is at the applicant's own risk.

Table 1

Land Use Application	Municipal Code Requirements/Criteria/Supplemental Materials	Base Rate
Change of Use	1. Land Use Application 2. Supplemental Application - Change of Use 3. Junction City Municipal Code, Title 17 applicable to proposal 4. Oregon Building Codes applicable to proposal	\$80 plus any required building permits
Development Review	1. Land Use Application 2. Supplemental Checklist - Development Review 3. JCMC 17.160; 17.85; & 17.90 JCMC 4. Zoning Requirements applicable to proposal/subject site	New Development \$1,070
		Remodel or Addition \$250
Flood Zone Development Review	1. Land Use Application 2. Supplemental Application - Flood Zone Development Permit 3. JCMC 17.80 4. Current Oregon Structural Specialty Code, Appendix G http://ecodes.biz/ecodes_support/free_resources/Oregon/14_Structural/PDFs/Appendix%20G%20-%20Flood-Resistant%20Construction.pdf	\$100 plus any required building permits
Lot Line Adjustment	1. Land Use Application 2. Oregon Revised Statutes, Chapter 92 https://www.oregonlegislature.gov/bills_laws/ors/ors092.html	\$230
Non-Conforming Use	1. Land Use Application 2. JCMC 17.125	\$130
Permitted Activities w/in Wetland Protection Area	1. Land Use Application 2. JCMC 17.60	\$1,630
Sign Permit (including Billboards)	1. Land Use Application 2. Supplemental Application - Sign Permit 3. JCMC 17.115	\$75 plus any required building permits
Subdivision: Final Plat	1. Land Use Application 2. JCMC 16.05 (Planning Commission Review)	\$1,760
Variance - Minor	1. Land Use Application 2. JCMC 17.140	\$325
Wetland Resource Overlay District Map Correction	1. Land Use Application 2. JCMC 17.60	\$950

Questions? Contact the Planning Technician for further information about criteria/requirements – 541-998-3125

City of Junction City
LAND USE APPLICATION – TYPE I

Table 2
Land Use Review Classifications – Refer to JCMC 17.150.070

	Type I	Type II	Type III Public Hearing	Type IV Public Hearings
Administrative Decision (City Administrator or Designee) Exception: Final Subdivision Plats are reviewed by the Planning Commission (Decision can be appealed to Planning Commission)	X			
Planning Commission Decision (No public hearing however one can be requested) (Decision can be appealed to City Council)		X		
Planning Commission Public Hearing and Decision (Decision can be appealed to City Council)			X	
Planning Commission Public Hearing and recommendation to City Council; City Council Public Hearing and Decision (Appealed to Oregon Land Use Board of Appeals)				X

Table 3
Land Use Application Review Steps

	Type I	Type II	Type III Public Hearing	Type IV Public Hearings
1. Land Use application submitted	X	X	X	X
2. Completeness Review to determine if all necessary information is included with application (14-30 days)	X	X	X	X
3. Application is incomplete, necessary information is requested from applicant/representative (application on hold)	X	X	X	X
4. Application is deemed complete and applicant/representative notified	X	X	X	X
5. Tentative date set for application to go before the Planning Commission	X Final Plat	X	X	X
6. Tentative date set for application to go before the City Council				X
7. Department of Land Conservation & Development (DLCD) 35-day notice			X Amendment only	X Amendment only
8. Referrals sent to City Departments and outside agencies for their review (14-21 day response period, 30 days if Wetlands involved)	X	X	X	X
9. Opportunity to Comment mailed to property owners w/in 300-feet of subject site (may run concurrent w/ Referrals) (20-40 days before meeting)		X		
10. Planning Commission Notice of Public Hearing mailed to property owners within 300-ft of subject site (may run concurrent with referrals) (20-40 days prior to public hearing)			X	
11. Planning Commission review and decision	X Final Plat	X	X	
12. Planning Commission Recommendation to City Council			X Map Amendment	X
13. City Council Notice of Public Hearing mailed to property owners within 300-ft of subject site (may run concurrent with referrals) (20-40 days prior to public hearing)				X
14. City Council review and decision			X Map Amendment	X
15. Letter of Decision, with supporting documentation, sent to applicant/representative (w/in 5 business days of decision)	X	X	X	X
16. Appeal Period begins day notice is sent to applicant/representative	X	X	X	X
17. Decision becomes final (unless appealed)	X	X	X	X

* Junction City Municipal Code 17.150.130 states multiple land use applications may be applied for at one time. An applicant may request reviews be conducted parallel to one another, or concurrently. If reviewed concurrently, they will be reviewed under the highest Land Use classification (i.e. a Type I review application concurrent with a Type IV, both are reviewed as a Type IV).



CITY OF JUNCTION CITY
Planning & Building Department
LAND USE APPLICATION

1171 Elm Street/PO Box 250 Junction City OR 97448 Ph 541-998-3125 ■ Fax 541-998-2773 ■
 jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov

Date Submitted:	Received By:	Fee Paid: \$	Supplemental Application:
------------------------	---------------------	---------------------	----------------------------------

Section 1
LAND USE ACTION (SEE TABLE 1):
 Development Review

Section 2

Site Address: 1520 Juniper St	Location Description: NE. CORNER OF 15th & Juniper Street
Property Size: 7,405 sqft	Assessor's Map & Tax Lot #: 1504322201500
Present Use: Residential Home	Proposed Use: RESIDENTIAL
Brief Summary of Action Requested: Adding a separate living space over Garage	
Are there other permit applications associated with this application? If yes, list: Building, Electrical, Plumbing	

Section 3

I have the following legal interest in the property (Circle one):

Owner of Record Lessee Contract Purchase Holder of an exclusive Option to Purchase

Written authorization from the owner to act as his/her agent must be provided if not the owner of record

Section 4

Applicant: DARRELL & Connie MADSEN

Address: 92540 CHARDONWAY WAY, CHESHIRE, OR. 97419

Phone: 541-913-3231, 541-913-3230 **E-Mail:** darrellmadsen@gmail.com

Property Owner: DARRELL & Connie MADSEN

Address: 92540 CHARDONWAY WAY, CHESHIRE, OR. 97419

Phone: 541-913-3231, 541-913-3230 **E-Mail:** conniemadsen@gmail.com

Contact:
(if different than Applicant)

Address:

Phone: **E-Mail:**

**City of Junction City
LAND USE APPLICATION**

Section 5	
Required Information	
	Written statement describing proposal in detail
	Narrative Statement explaining how the application complies with all relevant criteria with enough detail for review and decision-making. <i>Note: See Type I information, at the beginning of this packet, for the municipal code chapters and/or sections related to your land use request</i>
	Three (3) paper copies of application packet including any plan sets
	Digital copy of application packet including any plan sets
	Non-refundable Application Fee

Section 6		
Supplemental Application:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Attachment(S):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Section 7	
Your signature below acknowledges the following:	
<p>1. Payment of the base fee may not cover the City's costs associated with processing the Application. <i>Per Resolution 1053: All direct costs for contracted services shall be charged monthly to the applicant in the amount billed to City. Contracted city services include, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, &/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.</i></p>	
<p>2. <i>The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.</i></p>	
<p>3. <i>Signer agrees to pay all direct costs associated with processing this land use application.</i></p>	
Applicant Signature:	<i>Constance Madison</i>
Date:	<i>09/07/2023</i>



CITY OF JUNCTION CITY
Planning & Building Department
DEVELOPMENT REVIEW APPLICATION

1171 Elm Street/PO Box 250 Junction City OR 97448 Ph 541-998-3125 ■ Fax 541-998-2773 ■ jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov

The following are required. Your application may be returned if incomplete

Staff Review of the materials listed below may reveal the need for additional information &/or permits	
	Completed Land Use Application and pay Fee* (New Development: \$1,070; Remodel/Addition: \$250)
	Five (5) paper copies of the application packet. (additional copies may be requested)
	An electronic copy of the application packet
	Completed Supplemental applications, if applicable
	Burden of Proof – Written statement addressing applicable criteria (JCMC 17.160; 17.85; & 17.90 JCMC; and other code criteria which apply to proposal/subject site
✓	Deed and Preliminary Title Report w/encumbrances produced w/in the past 30 days.
	Codes, Covenants, or Restrictions, if applicable
	<p>Map or Site Plan:</p> <ul style="list-style-type: none"> ○ 11" X 17" paper ○ Map date ○ Name and contact information of landowner and design professionals (Engineer, Surveyor, &/or Landscape Architect). ○ Show name, location and dimensions of all existing features on the site for example: <ul style="list-style-type: none"> ▪ Utilities ▪ Buildings ▪ Curbs ▪ Sidewalks ▪ Driveways ▪ Trees/Landscaping ▪ Elevation Contours ** ▪ Public and/or Private Easements, ▪ Right-of-Ways ▪ Flow Direction of all Watercourses ▪ Vicinity Map ▪ Scale ▪ Wetlands/Riparian Areas ▪ Pedestrian Accessways/Bikeways*** ▪ Impervious Surfaces ▪ Zoning districts ▪ Building Setbacks <p>Also include:</p> <ul style="list-style-type: none"> ▪ Proposed public &/or private easements and right-of-way ▪ Proposed improvements - utilities, landscape, parking/driveways, trees, etc ▪ Cross-section of all proposed streets and impervious surfaces ▪ Proposed features and features to be remove ▪ Proposed sewerlines, flood control, drainage easements (profiles & flow direction) ▪ 100-year floodplain and floodway boundaries (using FIRM map) ▪ Areas subject to inundation of storm water over flow, & all areas covered by water, if applicable
	Building elevations, floor, drainage &/or landscaping plans
	ODOT Right-of-Way Approach Permit (if adjacent to ODOT facility)
	Traffic Impact Analysis (TIA) prepared by licensed engineer (if proposals generates 400+ ADT's)
	Geotechnical Report - Prepared by a licensed engineer (required if public facility)
	State or Federal permits required for development proposal, if any (i.e. Wetlands—Department of State Lands)

*Credit Cards are accepted for amounts of \$250 or less.

**Elevation contours developed by a surveyor: 1-foot contour interval for slopes less than 5% or 2-foot contour interval for slopes between 5% and 10%.

***From the Junction City Transportation System Plan

Proposal/Narrative

TO: City of Junction City Planning and Building Department
117 Elm St./PO Box 250
Junction City, OR 97448

From: Darrell and Connie Madsen
92450 Chardonnay Way
Cheshire, OR 97419
541-913-3231, 541-913-3230
conniedmadsen@gmail.com
darrellmadsen@gmail.com

Date: September 7, 2023

We are seeking a Land Use/Building Permit for an addition to the home we own at 1520 Juniper St. (existing single family dwelling, non-conforming use) Junction City, Oregon. We are proposing to replace the 20X20 garage with a 30X30 garage and a two bedroom apartment above it as an accessory dwelling. The property is a corner lot with the existing home facing Juniper Street and the proposed addition to face 15th St.

We believe our plans conform to all of the city standards and regulations and will be an asset to the neighborhood and community. We have taken great care to address aesthetics, potential impact to privacy and traffic flow as well as providing for our future needs.

Our designer, Heather Harris, has worked with us to make the addition blend with the charm of our home that was built in 1925, and to fit well in the neighborhood of older homes. We have researched design elements and lighting trends of the 1920's and plan to keep the same look.

When we bought the home in 1994 we had a large home and family in the country, but thought this home in Junction City would be ideal for our later years of life. We have rented the home since that time. We have replaced the windows, roof, and heating system. We have repainted and had new sidewalks and patio poured. We have done many improvements to the interior of the home. We are planning to have the home's electrical and plumbing updated as well as putting in a security system.

As we move forward on our plan to one day live at the house, we can see that the current garage and laundry room would create some mobility issues. Our plan provides a larger laundry room and garage for the house as well as a two bedroom apartment above the garage for a caretaker.

Our design falls within the guidelines of setbacks, building height, number of parking spaces, utilities, building articulation and windows. The front of the addition will not be any closer to 15th Street than the current garage. The additional 10 feet will be in the backyard to the north and toward the alley on the east. Our lot is over-sized and even with the addition, the front and back yards will be spacious. There will also be room for 4 parking spaces in addition to the two car garage.

The addition will create minimal impact to neighboring homes. It will abut the existing home on the west, 15th Street on the south (facing the Goodwill parking lot), the alley on the east, and the garage area (beyond the backyard) of 1540 Juniper St. on the north. The parking access for both the home and the apartment will be on 15th Street, just a half block from Ivy Street which will have little impact on the traffic in the neighborhood.

We took many of the old cedar shakes off of the garage so that they could be used on the front of the addition to better blend with the house. We had our designer repeat design elements in the addition such as the three windows in the dining area of the house to give a more cohesive look.

The mature landscaping around the home will remain with the exception of two hydrangeas in the back yard. They will be transplanted. Part of the fencing will be removed during construction and rebuilt when the addition is complete so that the backyard is enclosed in the fence. The flower bed on the east side of the house will stay and we will add some large potted plants to the parking area.

Thank you for considering our application.

Burden of proof

**FINAL ORDER OF THE
JUNCTION CITY PLANNING COMMISSION
CONDITIONAL USE PERMIT (CUP-23-29), 1520 Juniper Street**

COPY

A. THE JUNCTION CITY PLANNING COMMISSION FINDS THE FOLLOWING:

- a. The applicant has submitted the application and supporting documents necessary for the Planning Commission to understand the proposed use and its relationship to surrounding properties as required by Junction City Municipal Code Section 17.130.020.
- b. The Junction City Planning Commission held a public hearing on August 16, 2023 after giving the required notice per Junction City Municipal Code Section 17.150.080.
- c. The Junction City Planning Commission reviewed all material relevant to the Conditional Use Permit submitted or presented by the applicant, staff, and the general public regarding this matter.
- d. The Junction City Planning Commission followed the required procedure and standards of reviewing conditional use permits as required by Junction City Municipal Code Section 17.130.030.

B. CONDITIONS OF APPROVAL

1. Prior to submitting for building permit application, the developer will be required to submit application for development review.
2. At the time of development review application submittal or building permit submittal, the developer will submit a site plan showing the rear yard setback of at fifteen feet with no more than a three-foot encroachment.

C. INFORMATIONAL CONDITIONS OF APPROVAL

1. The granting of any such approval shall not be deemed as providing any exception to all other state and local codes such as, but not limited to, fire and life safety, building or health codes. [Ord. 950 § 97, 1991.] This also includes compliance with the Floodplain Code requirements of JCMC 17.80, as well as the Public Works Design Standards.
2. All buildings shall be sited to ensure they do not encroach into a public utility easement or the vision clearance areas (JCMC 17.95.090). [Ord. 1278 § 2 (Exh. B), 2023; Ord. 1242 § 1 (Exh. A), 2016; Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 950 § 24, 1991.]

Y903
COPY

- D. **IT IS HEREBY ORDERED THAT the Junction City Planning Commission approves the Conditional Use Permit for a single family detached dwelling expansion in the GC (General Commercial) zone based on the following findings of fact:**

Approval criteria are listed in bold. Findings addressing criteria, condition of approval and informational items included where appropriate.

CHAPTER 17.35 General Commercial (GC)

17.35.010 Uses Permitted Outright

A. A use permitted outright in a C2 zone.

Finding: Pursuant to 17.30.010(56), Uses permitted outright in the Central Commercial zone (C2), "Residential uses, second story or multiple-family." is an allowed use in the General Commercial zone. The applicants are seeking approval for a new second residence on the second story of the proposed attached garage. The residential use is on the second story, and therefore is allowed outright. Staff find this criterion met.

17.35.040 Restrictions on Use

A. Residential dwellings shall not be allowed on the ground floor of the GC zone. However, existing dwellings and their accessory uses that were legally established prior to the effective date of the ordinance codified in this chapter may be used for residential purposes, and may be maintained, expanded, constructed or reconstructed in conformance with the development standards as established in the R3 zone and the nonconforming use standards in Chapter 17.125 JCMC. Residential dwellings are encouraged for upper floors in multistory buildings in the GC zone that are located close to the downtown area.

Finding: According to the Regional Land Information Database, the existing dwelling was built in 1925. The original zoning for the City of Junction city was adopted by the City Council in 1940, by ordinance 229. Thus, the structure pre-dates the zoning code. Therefore, the existing dwelling was legally established prior to the effective date of ordinance 229 and may be expanded upon in conformance with the development standards of the R3 zone. The proposal includes a second residential dwelling on the upper floor of the two-story dwelling, which is in-line with what the code encourages. Therefore, Staff finds this criterion met.

Chapter 17.20 Multiple-Family Residential Zone (R3)

17.20.050 Setback requirements.

This standard applies to multifamily dwellings, townhomes, neighborhood commercial developments, and residential care homes and residential care facilities. Except as provided in JCMC 17.95.060, in an R3 zone, the yards, measured from the property line to the foundation of the building with a maximum projection of three feet into any setback area as defined in JCMC 17.20.060, shall be as follows:

A. A minimum front setback of 15 feet is required for multifamily dwellings and townhomes except that a covered (but not enclosed) porch may be within 10 feet of the front line. A minimum front setback of 10 feet is required for a neighborhood commercial building.

Finding: The applicant's site plan indicates that the proposed addition is 23 feet and 8 inches from the front property line. This exceeds the required 15 feet. Staff finds this criterion met.

B. Each side yard setback shall be a minimum of six feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet measured from the foundation. Townhomes shall have no setback requirement where they share common walls.

Finding: According to the applicant's site plan, the proposal is 8 feet from the eastern property line and is not expanding towards the western property line where there is a street. This exceeds the six-foot setback requirement. Staff finds this criterion to be met.

C. The back yard shall be a minimum of 15 feet. An exception shall be permitted where a townhome, garage, or other accessory structure is located adjacent to an alley, in which case the back yard (alley facing) setback shall be a minimum of four feet.

Finding: According to the applicant's site plan, the foundation of the proposed building is 21 feet and 4 inches from the rear property line. There is also a staircase and accompanying landing/porch in the rear yard and appears to be about 13 feet from the rear property line. Although this is less than 15 feet as required above, a 3-foot encroachment exception is discussed in section 17.20.060 below. Staff finds this criterion met.

D. In the case of a duplex residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street shall be considered the front yard with appropriate front yard setbacks. Setbacks for rear yards are measured separately for each residential dwelling opposite the front yard (see Appendix A, Diagram 2).

Finding: This criterion is not applicable.

E. All buildings shall be sited to ensure they do not encroach into a public utility easement or the vision clearance areas (JCMC 17.95.090). [Ord. 1278 § 2 (Exh. B), 2023; Ord. 1242 § 1 (Exh. A), 2016; Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 950 § 24, 1991.]

Finding: The applicant's site plan does not indicate the presence of any public utility easements and the rear yard does not include a vision clearance area. A review of deeds and records file did not uncover any easements. This criterion will be included as an informational condition of approval. Staff finds this criterion conditionally approved.

17.20.060 Setback exceptions.

In an R3 zone, the following architectural features are allowed to encroach into the setback yards: eaves, chimneys, bay windows, overhangs and similar architectural features may encroach into setbacks by up to three feet; provided, that the State Fire Code is met. Walls and fences may be placed on property lines, subject to the standards in JCMC 17.95.020. Walls and fences within front yards shall additionally comply with the vision clearance standards in JCMC 17.95.090. [Ord. 1242 § 1 (Exh. A), 2016; Ord. 1116 § 1, 2003; Ord. 950 § 24A, 1991.]

Finding: The site plan shows the proposed second-story porch about 13 feet from the rear property line. The setback requirement is 15 feet, which means overhangs may encroach up to 12 feet. However, the exact setback number is not shown on the site plan. The written narrative states that the proposal will be in compliance with all setback requirements. Since the rear yard setback is not specifically listed, the following condition is warranted. Staff find this criterion conditionally met.

17.20.070 Height of buildings.

In an R3 zone, no buildings shall exceed a height of 35 feet. Building height may be restricted to less than the maximum when necessary to comply with the building height transition standard in JCMC 17.20.090.

A. Applicability. This standard applies to townhomes, multifamily buildings, and neighborhood commercial buildings.

B. Method of Measurement. The vertical distance of a structure measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure. Not included in the maximum height are: chimneys, bell towers, steeples, roof equipment, flagpoles, and similar features which are not for human occupancy. [Ord. 1242 § 1 (Exh. A), 2016; Ord. 1116 § 1, 2003; Ord. 950 § 25, 1991.]

Finding: As shown on the submitted elevation drawing, the maximum height is about 26 feet 9 inches, which is less than the maximum height of 35 feet. However, building height transition standards in JCMC 17.20.090 apply and are evaluated below.

17.20.080 Lot coverage.

In an R3 zone, the building(s) shall not occupy more than 60 percent of the lot area. [Ord. 1242 § 1 (Exh. A), 2016; Ord. 1116 § 1, 2003; Ord. 950 § 26, 1991.]

Finding: The applicant's narrative information indicates that the proposal will add 530 square feet to the structure, which is currently 1374 feet according to the Regional Land Information Database, which means the building will occupy 1904 square feet. The lot is 7,405.2 square feet. Thus, as proposed, the lot coverage would be 25.7 percent, which is less than the 60 percent maximum stated above. Therefore, Staff finds that the criterion is met.

17.20.090 Building height transition.

In an R3 zone, new buildings, or portions of new buildings exceeding one story in height that abut an existing one-story single-family detached residential or duplex building shall not exceed a building height greater than one foot for each foot of horizontal distance from the property line. [Ord. 1242 § 1 (Exh. A), 2016; Ord. 1116 § 1, 2003; Ord. 950 § 26A, 1991.]

Finding: The proposal is not a new building, but the addition will exceed one story. The property to the north contains an existing, one-story single-family detached dwelling. The foundation of the proposed building expansion is 21 feet and 4 inches from the north property line, the one that abuts the existing single-family detached dwelling. At the time of building permit application, the proposed elevation will need to show a maximum height of 21 feet and 4 inches, or a building that is set back 26 feet and 9 inches (the proposed elevation of the two-story building). Staff finds this criterion conditionally met.

At the August 16th Planning Commission meeting, the commissioners unanimously voted for an Administrative Minor Variance to the building height transition criterion pursuant to JCMC 17.140.030(A)(3), extension of a nonconforming use, to allow the expansion of the legal nonconforming dwelling at the proposed setback and building elevation. The following condition has been removed.

17.20.100 Building orientation.

In an R3 zone, all buildings that abut private, local, or collector streets shall have their primary entrance(s) oriented to the street. Multifamily and neighborhood commercial building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances. Alternatively a building may have

its entrance oriented to a side yard when a direct pedestrian walkway is provided between the building entrance and the street. This section does not apply to buildings with the sole purpose of housing mechanical equipment.

A. Off-street parking lots and driveways shall not be placed between buildings and streets. [Ord. 1242 § 1 (Exh. A), 2016; Ord. 1116 § 1, 2003; Ord. 950 § 26B, 1991.]

Finding: The existing dwelling is oriented towards 15th Avenue, a local street. No new buildings are proposed. Therefore, this criterion is not applicable.

CHAPTER 17.160 Development Standards

17.160.040 Implementing action.

Henceforth, the following development shall fall within the scope of this chapter and shall be required to comply with the requirements identified herein:

B. Expansion of single-family or duplex residential development with a permit value in excess of 30 percent of the assessed value of the improvements on the property.

Finding: According to the Assessment and Taxation records the existing improvements were valued at \$195,239 in 2022 and according to the applicant's narrative the proposed addition is estimated to cost about \$185,000, which means a building permit would cost about \$1,260. This means the value of the proposed expansion is in excess of 30 percent and development review is required.

17.160.050 Development requirements.

The following requirements shall pertain to all development falling under the categories identified in JCMC 17.160.020:

A. The applicant shall complete a building permit application as provided by the city and a site plan. The site plan shall be drawn to scale and show all existing and proposed structures and their exterior dimensions; all streets, alleys and other public right-of-way; existing and proposed utility lines and/or easements; building setbacks; location of utilities and proposed connection routes; off-street parking; curb cut and sidewalk locations and dimensions and a drainage plan. When required in a conditional use permit or in a major development, the city may require the applicant to supply landscape plans, screening, lighting, fire flow and similar requirements.

Finding: The applicants shall submit a building permit application. The site plan shall include, but is not limited to, all applicable setbacks identified, all existing utility lines

and/or easements, curb cut and sidewalk locations. Staff is not recommending further landscape, screening, lighting, fire flow or other plans.

Condition: Applicant shall complete a building permit application and provide an updated site plan.

B. Where the applicant's development site abuts existing curb and gutter, sidewalks in conformance with city standards are required to be constructed to the extent curb and gutter exist at the time of application.

Finding: While the sidewalk and curbing already exists along West 15th Avenue, the applicants are proposing to widen the driveway and to modify the sidewalk and curbs. Prior to development, the applicants are required to obtain approval of a Public Works Access Permit to ensure compliance with the Public Works Design Standards.

C. Pedestrian Access and Circulation.

Finding: This section is not applicable.

D. The applicant shall be required to participate in public facilities, such as water, wastewater, drainage, curb, gutter, sidewalk and street right-of-way adjacent to the development in conformance with city standards and provide easements or deeds to the city for all such public facilities. However, where it is determined that delaying the design and construction of any or all such facilities is not appropriate and logical, or causes an adverse impact on surrounding properties, the city may require the developer to construct and dedicate all such improvements as a condition to development.

Finding: Public facilities have already been established for the existing use, this criteria is not applicable.

E. Where it has been determined that the extension of public facilities is required, all costs related to such extension shall be borne by the developer. In addition, any extension of such facilities shall be continued and extended in a logical fashion to the extent of the development site so as to be readily available for adjacent development.

Finding: This criterion is not applicable.

F. Where such improvement installed by a developer shall benefit other properties, a mutually agreeable settlement shall be arrived at between the city and the developer prior to installing the improvements. This agreement shall identify the benefiting properties, actual costs to be charged and method of repayment to the developer. Where prior agreement exists for improvements benefiting the subject property, the applicant shall make

arrangements with the city for the payment of such improvements prior to issuance of any city permit.

Finding: This criterion is not applicable.

G. The developer shall provide proof of review and approval by all affected state and/or county agencies, such as the State Department of Transportation or county planning department.

Finding: A referral notice was sent to affected departments and agencies, including Junction City Public Works. No comment was received. This section is not applicable.

H. The proposed use shall not impose an undue burden on the public transportation system. For developments that are likely to generate more than 400 average daily motor vehicle trips (ADTs), the applicant shall provide adequate information, such as a traffic impact study or traffic counts, to demonstrate the level of impact to the surrounding street system. The developer shall be required to mitigate impacts attributable to the project. The determination of impact or effect and the scope of the impact study shall be coordinated with the provider of the affected transportation facility.

Finding: The proposal only includes one new residential unit, which would not trigger the vehicle trip standards. The criteria are not applicable.

I. Dedication of land for streets, transit facilities, sidewalks, bikeways, paths, or accessways shall be required where the existing transportation system will be impacted by or is inadequate to handle the additional burden caused by the proposed use.

Finding: This criterion is not applicable.

J. Improvements such as paving, curbing, installation or contribution to traffic signals, construction of sidewalks, bikeways, accessways, paths, or streets that serve the proposed use shall be required where the existing transportation system may be burdened by the proposed use. [Ord. 1242 § 1 (Exh. A), 2016; Ord. 1103 § 1, 2002; Ord. 944 § 5, 1990.]

Finding: This criterion is not applicable.

CHAPTER 17.125 Nonconforming Uses and Structures

17.125.010 Continuation of nonconforming uses and structures.

Except as otherwise provided, the use of a building, structure, premises or land lawfully existing at the time of the effective date of the ordinance codified in this chapter or at the time of a change in the official zoning maps may be continued and maintained in

reasonable repair, although such use does not conform with the provisions of this chapter. [Ord. 950 § 91, 1991.]

Finding: According to the Regional Land Information Database, the dwelling was built in 1925 and there is no evidence that the dwelling has not been maintained continuously since then. It is currently classified as a Class 3 dwelling. According to the Regional Land Information Database, the existing dwelling was built in 1925. The original zoning for the City of Junction city was adopted by the City Council in 1940, by ordinance 229. Thus, the structure pre-dates the zoning code. Therefore, the existing single family detached dwelling is a lawfully existing nonconforming use and may be continued.

17.125.030 Alteration of nonconforming use or structure.

As used in this section, “alteration” of a nonconforming use or structure includes: (A) a change in the use of no greater adverse impact to the neighborhood; and/or (B) a change in the structure or physical improvements of no greater adverse impact to the neighborhood.

A. Minor Alteration. For any given nonconforming use or structure, the city administrator may approve as a minor variance to the provisions of this chapter one or more alterations up to the point where a cumulative alteration of 10 percent or less of the total square footage of that nonconforming use or structure has occurred.

B. Major Alteration. A proposal for the alteration greater than 10 percent of the total square footage of a nonconforming use or structure may be approved by the planning commission subject to the provisions for conditional use permits. [Ord. 1037 § 1, 1997; Ord. 950 § 93, 1991.]

Finding: According to the Regional Land Information Database, the existing single-family dwelling is 1374 square feet. The applicant’s narrative indicates the proposed addition to be 530 square feet. This is an increase of 38.6%, which means the proposal is a Major Alteration of a nonconforming use and may be approved by the planning commission subject to the provisions for conditional use permits. The provisions for conditional use permits are evaluated later in this final order.

17.125.050 Discontinuance.

If a nonconforming use involving a structure or property is discontinued from active use for a period of one year, any subsequent use of the property or structure shall be a conforming use. The planning commission may, however, permit a use for which the structure was originally designed or similar thereto, through the conditional use process. [Ord. 950 § 95, 1991.]

Finding: According to Assessment and Taxation records accessed through the Regional Land Information Database, the dwelling has been continuously assessed annually since its construction in 1925. There is no evidence of the use being discontinued for active use for a period of one year. Staff finds this criterion met.

17.125.060 Criteria to grant or deny.

When reviewing any request to alter or restore a nonconforming use, in addition to the conditional use criteria, it shall be determined that all of the following are found to exist:

A. The nature and character of the proposed use are substantially the same as that for which the structure was originally designed;

Finding: According to the applicant's statement, the nature and character of the proposed addition will not substantially change the nature and character of the existing residential use. The expansion has been designed to blend in with the charm of the older neighborhood by using design elements and lighting trends of houses that were built in the 1920s. According to the applicant's exterior perspective drawings the proposed new residential use will be of a similar size to the existing one. Staff finds this criterion met.

B. There is no material difference in the quality, character, or degree of use; and

Finding: According to the applicant's statement, the quality of the existing dwelling exterior has been maintained over time, and the proposed expansion will be built to the same quality. According to the applicant's narrative, many cedar shakes have been removed from the existing garage so that they can be used to better blend the proposed addition with the house. Other design elements have been repeated, such as the three-window pattern, to create a more cohesive look. Staff finds this criterion met.

C. The proposed use will not prove materially adverse to surrounding properties. [Ord. 950 § 96, 1991.]

Finding: The proposal is required to meet applicable development standards of the R3 zone, so setbacks and building height limitations have been established. The proposal is a continuation of a residential use, and the subject property abuts a single-family dwelling to the north. According to Lane County 2021 GIS Aerial imagery, there appears to be a line of trees and shrubs that make the back yard of the subject property not visible the single-family dwelling to the north. Staff finds this criterion met.

17.125.070 Compliance with state and local codes.

The granting of any such approval shall not be deemed as providing any exception to all other state and local codes such as, but not limited to, fire and life safety, building or health codes. [Ord. 950 § 97, 1991.]

Finding: It shall be made an informational condition of approval that all other state and local codes shall be met. This criterion is conditionally approved.

JCMC 17.130 CONDITIONAL USES

17.130.030 Public hearing on conditional use.

A. Before the planning commission may act on a request for a conditional use, it shall hold a public hearing. The hearing shall be held within 40 days after the application for the conditional use is filed. Notice of the hearing and criteria for granting or denying a permit shall be as follows:

See JCMC 17.150.080, Notice.

Finding: The application was submitted on June 12, 2023, and deemed complete on July 26, 2023. Notice of Public Hearing was mailed July 27 and published in the Register Guard newspaper on July 31, 2023. The staff report was issued on August 4, 2023, for the August 16, 2023, public hearing.

The Public Hearing is being held on August 16, 2023. Staff has provided notice in compliance with the standards at JCMC 17.150.080, as noted previously in this final order. Therefore, this criterion has been satisfied.

B. Based on the testimony provided at the hearing, the planning commission shall develop findings of fact to justify either approving or denying a conditional use permit. The planning commission may approve such requests when it is determined the request is in conformance with all the following requirements:

- 1. The proposal is in conformance with the zoning ordinance;**
- 2. The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the planning commission;**
- 3. Public facilities are of adequate size and quality to serve the proposed use; and**
- 4. The proposed use will prove, or can be made to be through imposing conditions, reasonably compatible with surrounding properties. [Ord. 1037§ 1, 1997; Ord. 950 § 100, 1991.]**

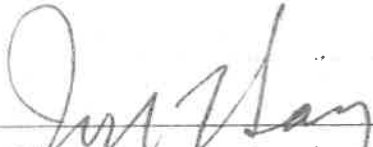
Finding: As stated within the findings of this final order, as conditioned, the proposal is in conformance with the applicable zoning Code criteria.

The proposed development site consists of one tax lot, approximately .17 acres in size. Therefore, the parcel is adequate in size and shape to accommodate the proposed dwelling expansion.

Public facilities are in the area and are adequate to serve the proposed use.

As conditioned within this final order, the proposal can be made compatible with the surrounding properties.

Signature:



Jeff Haag, Junction City Planning Commission Chair

Date:

08/17/2023



City of Junction City Public Works
Planning Office
1171 Elm St / P.O. Box 250
Junction City, Oregon 97448
Ph: 541.998.3125
jcplanning@ci.junction-city.or.us
www.junctioncityoregon.com

DECISION OF THE JUNCTION CITY ADMINISTRATION:

ADMINISTRATIVE VARIANCE to 17.20.090 Building Height Transition under JCMC 17.145.030.3 (VAR-23-36)

Application Summary: Administrative Variance to allow a 5.41-foot deviation from the building height transition requirement under JCMC 17.20.090.

Owner(s)/Applicant(s): Darrell & Connie Madsen, 92540 Chardonnay Way, Cheshire, OR 97419

Staff Contact: Chloe Trifilio, City Planner, Junction City Planning Department, (541) 998-3125

Subject Property/Zoning/Location: Tax Lot 01500 of Lane County Assessor's Map 15-04-32-22, Zoned GC, General Commercial, 1520 Juniper Street.

Relevant Dates: Planning Commission approval August 16, 2023.

Associated Files: CUP-23-29

REQUEST

The applicants/owners seek to replace the existing attached garage with a larger garage and add a second-story residence above. The proposed expansion is on the east side of the subject property, in the side yard.

The addition will exceed one story. The property to the north contains an existing, one-story single-family detached dwelling. The foundation of the proposed building expansion is 21 feet and 4 inches from the north property line. The proposed structure will be 26.9 feet tall. Per Junction City Municipal Code 17.20.090, the setback from the north property line should also be 26.9 feet. The variance request is to allow a 21.34 setback from the north property line.

GENERAL PROPERTY INFORMATION:

The applicant submitted a land use application for a proposed dwelling expansion at 1520 Juniper Street, in the General Commercial zone. Single family dwellings are not permitted in the General Commercial zone (JCMC 17.35.010). According to the Lane County Tax Assessor's database, the home was constructed in 1925. The Junction City zoning code was established in 1940. Thus, the home pre-dates the zoning code and is a legal nonconforming structure. As a legal nonconforming structure, the proposal needed to be reviewed as a conditional use at a public hearing before the Planning Commission. That public hearing took place on August 16, 2023.

The subject site is designated Commercial on the City's Comprehensive Plan Designation Map. Properties to the north, south, west, and east are also designated Commercial, and zoned General Commercial (GC). The surrounding properties are developed with single-family homes occupying properties to the north, east, and west of the subject site. The subject site encompasses .17 acres of land and is Lot 6 & half Lot 7, Block 105, of the Original Plat of Junction City. The existing single-family dwelling was built in 1925 according to the Regional Land Information Database.

The subject property takes access off 15th Avenue. 15th Avenue is listed as a Local Street in the City's 2016 Transportation System Plan. There is an alley that runs along the eastern side of the subject property.

Public utilities are available to the subject site. Emergency response vehicles can access the site via 15th Avenue. A records search did not locate any easements on the property nor did the applicant indicate such in their submittal materials.

JCMC 17.140 - VARIANCES

17.140.030 Authorization to grant or deny minor variances.

The city administration may grant a minor variance to the requirements of this title where it can be shown that owing to special and unusual circumstances, strict application of this title would cause an undue or unnecessary hardship. In granting a minor variance, conditions may be imposed which are necessary to protect the best interest of the surrounding property or vicinity or otherwise achieve the purpose of this title.

A. Minor Variances. One variance involving the following may be granted by the city administration after a thorough examination and upon presentation of evidence that the variance requested involves one of the issues listed below:

3. Extension or restoration of a nonconforming structure.

Finding #1: At the August 16, 2023 Planning Commission public hearing for CUP-23-29, compliance under JCMC 17.20.090 was not met as proposed. The applicant proposed a setback of 21.34 feet. JCMC 17.20.090 required a setback of 26.9 feet, a difference of 5.41 feet. The Commission remedied compliance under 17.20.090 by means of an administrative variance approval under 17.140.030.3, Extension of a Nonconforming Structure.


C. Notice. Should a minor variance be granted by administrative action, a notice of the variance decision and reasoning shall be mailed to all property owners abutting the subject property, exclusive of any public rights-of-way, soliciting comments or objections. If any written objections to the proposed variance are received within 10 days of the mailing, a public hearing shall be required in accordance with this chapter. If no objections to the variance are received within the 10-day period, the variance shall become effective at the end of that period. In addition to notice to abutting property owners, the planning commission shall be notified of all minor variances granted by administrative variance. [Ord. 950 § 106, 1991.]

Finding #2: Notice to adjacent property owners was mailed on August 17, 2023, in compliance with the above standard.

DECISION

Junction City Administration granted approval to extend a nonconforming structure based on the findings as stated above.

Signature:



Jason F. Knope, City Administrator

Date:

August 17, 2023



**CITY OF JUNCTION CITY
NOTICE OF LAND USE DECISION**

Darrell & Connie Madsen
92540 Chardonnay Way
Cheshire OR 97419

DATE MAILED: August 18, 2023

DECISION BECOMES FINAL ON: August 16, 2023

LAST DAY TO APPEAL: August 30, 2023

APPLICANT: Connie & Darrell
92540 Chardonnay Way
Cheshire OR 97419

IN THE MATTER OF: Conditional Use Permit, File # CUP-23-29
Request to building garage with second story accessory dwelling.
Assessor's Map 15-04-32-22-01500

FROM: Chloe Trifilio, Planner (LCOG)
541-682-4247
ctrifilio@lcog.org

On August 16, 2023, the Junction City Planning Commission approved your request for a Conditional Use Permit to construct a garage with a second-floor accessory dwelling unit. Planning Commission found that the proposal met the criteria listed in Junction City Municipal Code Chapters 17.35 General Commercial Zone, 17.20 Multiple-Family Residential Zone (Development Standards), 17.125 Nonconforming Uses and Structures, 17.130 Conditional Uses, and 17.160 Development Standards. A copy of the signed final order is included with this letter.

Appeals: 17.150.120 Appeal to city council.

Any final action of the planning commission authorized by this title may be appealed to the city council within 12 days after notice has been mailed to all opponents indicating the planning commission's decision and right to appeal. Appeals may be made by filing written notice with the city and paying the fee equal to the average cost as prescribed by the city council, and cost of the written transcripts up to \$500.00, plus one-half the cost over \$500.00. If no appeal is taken within the 12-day period, the decision of the planning commission shall be final. If an appeal is filed, the city council shall receive a report and recommendation from the planning commission and shall hold a public hearing on the appeal. Notice of the public hearing shall be by one publication in a newspaper of general circulation in the city not less than five days nor more than 20 days prior to the date of the hearing. The appeal hearing before the city council shall be a de novo hearing held in accordance with this section and JCMC 17.150.130 and ORS 227.173. [Ord. 1266 § 2 (Exh. B), 2021; Ord. 1242 § 1 (Exh. A), 2016; Ord. 1112 § 1, 2003; Ord. 975 § 2, 1993; Ord. 950 § 117, 1991.]

Time Limit on Approved Permits: All land use approvals shall be void after one year if no substantial construction has taken place. However, the planning commission may grant two one-year extensions upon a determination that the applicant is pursuing the completion of the project and that no material changes of surrounding land uses or designation have occurred (17.150.140).



City of Junction City Planning and Building Department
680 Greenwood Street / P.O. Box 250
Junction City, Oregon 97448
Ph: 541.998.4763 / fax: 541.998.3140
jcplanning@ci.junction-city.or.us
www.junctioncityoregon.com

Junction City Planning Department NOTICE OF DETERMINATION

MADSEN CONSTANCE D & D L
92540 CHARDONNAY WAY
CHESHIRE, OREGON 97419

August 17, 2023

The neighboring property owner at 1520 Juniper Street was granted an administrative variance from the building height transition requirement of Junction City Municipal Code 17.20.090. The applicant proposed a setback of 21.34 feet. JCMC 17.20.090 required a setback of 26.9 feet, a difference of 5.41 feet. The Planning Commission at a public hearing for CUP-23-29, approved an administrative variance to allow the 21.34-foot setback on the north property line under JCMC 17.140.030.3, listed below. Notice for the public hearing was mailed to property owners and residents on July 27, 2023 (file # CUP-23-29).

17.140.030 Authorization to grant or deny minor variances.

The city administration may grant a minor variance to the requirements of this title where it can be shown that owing to special and unusual circumstances, strict application of this title would cause an undue or unnecessary hardship. In granting a minor variance, conditions may be imposed which are necessary to protect the best interest of the surrounding property or vicinity or otherwise achieve the purpose of this title.

A. Minor Variances. One variance involving the following may be granted by the city administration after a thorough examination and upon presentation of evidence that the variance requested involves one of the issues listed below:

- 3. Extension or restoration of a nonconforming structure.*

The Planning Commission found that the request to reduce the setback requirement by 5.41 feet along the north property line provided and extension of a nonconforming use, an administrative variance under 17.140.030.3.

If you disagree with the findings related to the administrative variance, please submit your comments by August 27, 2023. If the city receives any written objections, the Planning Commission will hold a public hearing on the matter at their standing meeting on September 19, 2023, beginning at 6:30pm. If the city receives no objections, the property owners may proceed.

Written comments:

- submitted at City Hall, 680 Greenwood Street in the mail slot
- mailed to PO Box 250, Junction City OR 97448
- faxed to (541) 998-3140
- e-mailed to jcplanning@ci.junction-city.or.us

If you have any questions, please contact Chloe Trifilio, City Planner at 541-682-4247 or CTrifilio@LCOG.org

VAR-23-36, 1520 Juniper

Cc: file

To: Chloe Trifilio
Lane Council of Governments
CTrifilio@LCOG.org

From: Darrell and Connie Madsen
darrellmadsen@gmail.com

Re: Junction City CUP-23-29, additional information

Set backs requirements 17.20.050 (residential) 17.35.050 (general commercial)

The proposed addition will abut the existing house on the west side, where the original garage attached to the house. It will be set back 26 feet from the sidewalk on the south side. On the north side the addition will be set back 18'4" from the neighboring property. On the east side the set back will be 18" from the alleyway. These setbacks are all in accordance with required 0 ft. setbacks for general commercial which is the zone for 1520 Juniper. St..

Non-confirming use 17.35.040 (A)

The existing house has been a residence since 1925. Our plans include updating the laundry room plumbing and electrical. The proposed addition will be a two car garage on the ground floor with a two bedroom accessory dwelling apartment on the second story above the garage. None of the living space for the new apartment will be on the ground floor in accordance with 17.35.040 (A).

Flood Zone 17.80 Flood Hazardous Areas

The existing residence is at 325 ft. elevation which is above the flood zone. The proposed addition would also be at or above 325 ft. elevation and it is shown on flood zone maps to be above the hazard area.

The FEMA flood map shows 1520 Juniper St. to be in ZONE X which is not part of Flood Zone A. The map shows a narrow leg of Zone A extending south down Juniper Street on the west side of the home, The existing dwelling is 30 ft. to the east of that leg, The proposed addition would be 60 ft. from Juniper Street.

The house was built in 1925. We purchased it in 1994. Our lender did not require flood insurance then. We refinanced the home earlier this year and the bank did not require flood insurance, As we have updated and worked on the home, there has been no indication of any damage from past floods,

100 yr Flood Map/Info

▲ This is a beta release of the new ATC Hazards by Location website. Please [contact us](#) with feedback.

🔗 The ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)

ATC Hazards by Location

Search Information

Address: 1520 Juniper St, Junction City, OR 97448, USA

Coordinates: 44.2269734, -123.2058018

Elevation: 325 ft

Timestamp: 2023-05-16T16:33:13.830Z

Hazard Type: Seismic

Reference Document: ASCE7-16

Risk Category: II

Site Class: D-default



Basic Parameters

Name	Value	Description
S_s	0.785	MCE_R ground motion (period=0.2s)
S_1	0.436	MCE_R ground motion (period=1.0s)
S_{MS}	0.942	Site-modified spectral acceleration value
S_{M1}	* null	Site-modified spectral acceleration value
S_{DS}	0.628	Numeric seismic design value at 0.2s SA
S_{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

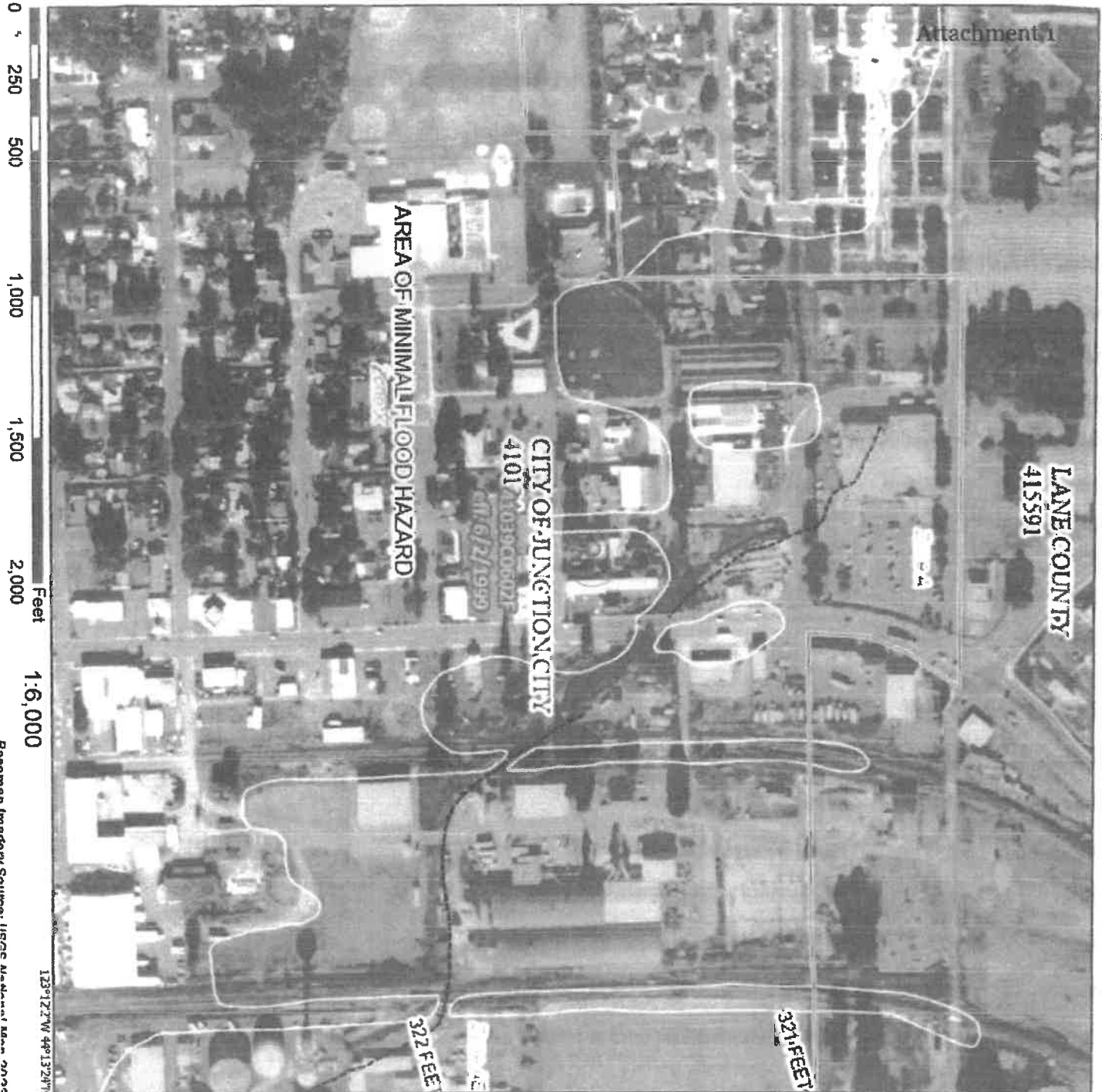
Additional Information

Name	Value	Description
SDC	* null	Seismic design category
F_a	1.2	Site amplification factor at 0.2s
F_v	* null	Site amplification factor at 1.0s
CR_s	0.673	Coefficient of risk (0.2s)
CR_1	0.881	Coefficient of risk (1.0s)

Regional Flood Hazard Layer FIRMette



Attachment 1



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A V, AE8
With BFE or Depth zone AE, AO, AH, AR
Regulatory Floodway

50

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levees. See Note, Zone X
Area with Flood Risk due to Levees, Zone D

OTHER AREAS

NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone I

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transsect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transsect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS

Digital Data Available
No Digital Data Available
Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2023 at 11:50 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Conditional Uses 17.130

The existing single family dwelling is a non-conforming use. The proposed addition will be a second story accessory dwelling apartment above a 30 X 30' garage. Access to both the current home and apartment will be off of 15th St. using the same driveway. There will be a two car garage and three outside parking spaces for the two dwellings which exceeds the requirement of 2 off street parking spaces per unit,

The proposed addition will be 26' 9" in height which is within the 35' requirement.

Development Standards 17.160

The proposed addition will add 530 square feet to the structure. Electrical access will be shared by the two residences. There will be a separate water line to the addition and the sewer line will be shared by the two residences. The house does not use natural gas. The proposed addition will not use natural gas. Drainage from addition will be plumbed to city standards.

The current driveway will be widened with access to 15th Street, a half block from Ivy Street. The sidewalks on the West and South will be unchanged.

The existing home has been appraised at \$313,000, The proposed addition is estimated to cost about \$185,000.

WASHINGTON FEDERAL SAVINGS
BROKERAGE - OR Office
300 Ellsworth Street Southwest
Albany OR 97321
Attn: LORIE BARWOOD

[Space Above This Line For Recording Data]

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on August 30th, 1994

The grantor is

CONSTANCE D MADSEN AND DARRELL L MADSEN, HUSBAND AND WIFE

("Borrower").

The trustee is TITLE GUARANTY COMPANY OF OREGON

("Trustee"). The beneficiary is Washington Federal Savings, which is organized and existing under the laws of The United States of America, and whose address is

PO Box 1179, Albany, Oregon 97321

("Lender"). Borrower owes Lender the principal sum of

SIXTY THOUSAND EIGHT HUNDRED AND NO/100S

Dollars (U.S. \$60,800.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 1st, 2024

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions, and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Lane County, Oregon:

**LOT 6 AND THE SOUTH HALF OF LOT 7, BLOCK 105, PLAT OF JUNCTION CITY, AS
PLATTED AND RECORDED IN VOLUME H, PAGE 749, LANE COUNTY OREGON DEED RECORDS,
IN LANE COUNTY, OREGON;**

which has the address of 1520 JUNIPER STREET

[Street]

, JUNCTION CITY

[City]

Oregon 97448 ("Property Address");

ACCEPTED WITH all the encumbrances now or hereafter created on the property, and all easements, rights, and interests, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the property and that the Property is unencumbered, except for encumbrances of record. Borrower

all renewals, extensions, and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Lane _____ County, Oregon:

LOT 6 AND THE SOUTH HALF OF LOT 7, BLOCK 105, PLAT OF JUNCTION CITY, AS PLATTED AND RECORDED IN VOLUME H, PAGE 749, LANE COUNTY OREGON DEED RECORDS, IN LANE COUNTY, OREGON;

which has the address of 1520 JUNIPER STREET, JUNCTION CITY
[Street] [City]

Oregon 97448 ("Property Address")

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower's Initials _____



CITY OF JUNCTION CITY LAND USE APPLICATION

SIGN PERMIT

1171 Elm Street/PO Box 250 Junction City OR 97448

Ph 541-998-3125 ■ jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov

Initially Rec'd 8/29/23
Updated page Rec'd
10/3/23
-CT

Date Submitted: 8/29/23	Received By: Dawn Northey	Fee Paid: \$ 75	File #: S-23-39
Property Description:	Map No.: 15-04-29-00	Allowable Area: N/A	Tax Lot(s): 02300
Zoning District: GC	Approved By: Chloe Trifilio (NCOG)		Date Approved: 11/3/2023

Sign standards; see Junction City Municipal Code Chapter 17.115. The Sign Code is available on-line at www.junctioncityoregon.gov. Contact the Planning Department at 541-998-4763 with sign permit questions. Complete all fields on the application form below and on reverse.

Site Address: 94482 Highway 99 E, Junction City, OR 97448			
Contractor: YESCO, LLC		Contractor Phone: 208-345-2982	
Contact Address: 416 E 41st St, Boise, ID 83714		Contractor Email: jhuston@yesco.com	
Electrical Permit Required: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Sign Type: <input type="checkbox"/> Ground* <input type="checkbox"/> Projecting* <input type="checkbox"/> Roof* <input checked="" type="checkbox"/> Wall* <input type="checkbox"/> Free Standing*	If yes, Electrical permit required *May require a building permit	
Sign Dimensions in feet: Horizontal: 10' 10" Vertical: 3' 8" Number of Faces: 2 Total Sign Area: 40.1 sq. ft.			
Height to bottom of sign: 10'		Lot Frontage: 234'	Building Frontage: 63'
Pre-Existing Signs to Remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No List signs to remain and dimension(s) of each			
I, the undersigned applicant to hereby swear or affirm that the above information is true and correct to the best of my knowledge in accordance with the ordinances of the City of Junction City, and the sign shall be constructed in conformance with the requirements of the Uniform Sign Code.			
Signature of Applicant: Jennifer Huston		Date: 10-2-23	

Daily Display Signs in Right-of-Way Only	
Applicant agrees to hold harmless and indemnify the City of Junction City, Oregon from any and all liability for injury to persons or property occurring as a result of the sign placed in the right-of-way.	
Signature of Applicant:	Date:



City of Junction City Sign Permit Application

All Signs are subject to the standards of the Junction City Municipal Sign Code 17.115. You can view the Sign Code at www.junctioncityoregon.gov. Please contact the Planning Department at 541-998-2153 with any questions. Please complete all fields on the application form. **Provide a drawing of sign detail and attach construction drawings if permits are required.**

Site Address: 94482 Highway 99E, Junction City, OR 97448		
Contractor: YESCO		Property Owner: AgWest Farm Credit
Contact Name: Jennifer Huston		
Address: 416 E 41st St, Boise, ID 83714		
Phone Number: 208 - 433-3136		Fax Number:
Permit to: Erect <input checked="" type="checkbox"/> Alter <input type="checkbox"/>		Sign Type: <input type="checkbox"/> Ground <input type="checkbox"/> Projecting <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Free Standing <input type="checkbox"/> Roof
Electrical Permit Required: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Sign Dimensions In feet:		
Horizontal: 10' 10" Vertical: 3' 8 1/2" Number of Faces: 2		Total Sign Area: 40.1 sq. ft.
Height to bottom of sign: 10'	Lot Frontage: 234'	Building Frontage: 63'
Pre-Existing Signs to Remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No List signs to remain and dimension(s) of each		
I, the undersigned applicant to hereby swear or affirm that the above information is true and correct to the best of my knowledge in accordance with the ordinances of the City of Junction City, and the sign shall be constructed in conformance with the requirements of the Uniform Sign Code.		
Signature of Applicant: Jennifer Huston		Date: 8-29-23
For Daily Display Signs in Right-of-Way Only		
Applicant agrees to hold harmless and indemnify the City of Junction City, Oregon from any and all liability for injury to persons or property occurring as a result of the sign placed in the right-of-way.		
Signature of Applicant		Date
For Office Use Only		
Property Description	Map No.	Tax Lot(s):
Zoning District:	Allowable Area:	Area Approved:
	Fee:	Date Paid:
	Approved By:	Date Approved:

see new page - CT



1 S/F NON-ILLUM. FCO LETTERS & LOGO SCALE: 1/8" = 1'-0"
 QUANTITY: (2) MANUFACTURE & INSTALL

FABRICATION SPECIFICATIONS

A	F.C.O.	MATERIAL	ALUMINUM
		THICKNESS	1/4"
		PAINT COLOR	PMS BLACK 5C
		MOUNTING	STUD
B	VINYL (LOGO)	LAYER	1st SURFACE
		COLOR	DIGITALLY PRINTED - PMS 370C
	LIGHTING	TYPE	(3) LUMIERE EDN 303-S1-LED B1
(SOUTH ELEV.)		COLOR	WHITE

SCOPE OF WORK:

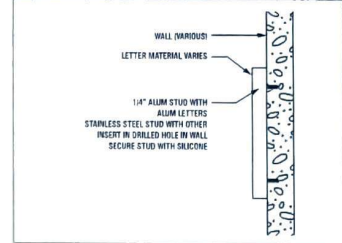
MFR & INSTALL (2 SETS) OF NEW NON-ILLUMINATED FCO ALUMINUM LETTERS AND LOGO STUD MOUNTED. INSTALL ONE EACH ON THE NORTH & SOUTH BUILDING ELEVATIONS AS SHOWN. MFR & INSTALL (3) NEW LUMIERE LIGHTS ON THE SOUTH ELEVATION.

COLOR KEY

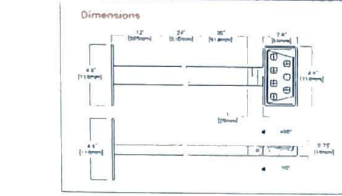
1	PAINT	NA
	VINYL	DIGITALLY PRINTED - PMS 370C

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALCULATIONS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

NON ILLUM FCO LETTER - FLUSH MOUNT



LIGHT FIXTURE DETAIL



ART SUPERIMPOSED ON PHOTO - SHOWN AT APPROXIMATE RELATIVE SCALE



YESCO.
Northwest Region

Kennelwick
 9304 W. Clearwater Dr.
 Kennelwick, WA 98249
 609-783-4889

This drawing was created to assist you in identifying and preparing. The original focus being on the property of YESCO. Particular to any of parties who drawing was made by YESCO. One a section agreement with YESCO.

© 2013 YESCO LLC
 All rights reserved
www.yesco.com

OWNER:
AGWEST FARM CREDIT

ADDRESS:
94482 HIGHWAY 99 E

CITY: SEASIDE
JUNCTION CITY, OR 97448

ACCEPTED BY CLIENT:
DAM RISK

PREPARED BY:
SARAH DAMELE

DATE:
7/13/2023

DESIGNER APPROVAL:

Checked By: _____ Date: _____
 Licensed Designer: _____ Date: _____

ELECTRICAL NOTE:
 THESE LIGHTS REQUIRE 120V AC, 15 AMP, 1-PHASE. THE CONTRACTOR SHALL VERIFY THE ELECTRICAL SERVICE TO THE BUILDING AND THE ELECTRICAL SERVICE TO THE LIGHTS. THE CONTRACTOR SHALL VERIFY THE ELECTRICAL SERVICE TO THE LIGHTS. THE CONTRACTOR SHALL VERIFY THE ELECTRICAL SERVICE TO THE LIGHTS.

VOLTS: 120V
 AMP: 15A

DATE: 7/13/23
 DESIGNER: SD
 PROJECT: 191037

PRODUCTION READY

DATE: 7/13/23
 DESIGNER: SD
 PROJECT: 191037

OPY-57552

PAGE 1 OF 1

